

# SITE DEVELOPMENT REVIEW PACKAGE FOR PROPOSED

# Walmart\*

## BRYAN MARKET PLACE 643 N. HARVEY MITCHELL PKWY CITY OF BRYAN BRAZOS COUNTY, TEXAS

### METES AND BOUNDS DESCRIPTION

BEING a 21.616 acre tract of land situated in the Zeno Phillips League, Abstract Number 45, Brazos County, Texas, in the City of Bryan, being a portion of the tract of land described in the deed to Johnny Foster Lyon recorded in Volume 1093, Page 342, Deed Records of Brazos County, Texas, also being a portion of the tract of land described in the deed to Johnny Lyon recorded in Volume 3134, Page 271, Deed Records of Brazos County, Texas, also being a portion of the tract of land described as Tract One in the deed to R. Coke Mills Trustee recorded in Volume 1215, Page 232, Deed Records of Brazos County, Texas, and being a portion of the tract of land described in the deed to Kenneth R. Melber recorded in Volume 2828, Page 189, and Volume 2402, Page 86, Deed Records of Brazos County, Texas, said 21.616 acre tract of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a cap stamped "HP Mayo RPLS 5045" found in the westerly right-of-way line of F. M. 2818 (a variable width right-of-way) for the northeasterly corner of said R. Coke Mills Trustee tract;

THENCE with the westerly right-of-way line of F. M. 2818 North 25° 17' 02" West a distance of 113.53 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the POINT OF BEGINNING;

THENCE departing the westerly right-of-way line of F. M. 2818 South 68° 29' 02" West a distance of 78.77 feet to a P.K. nail with a washer stamped "Dunaway Assoc LP" set in asphalt for the point of curvature of a curve to the left having a radius of 495.00 feet;

THENCE Southwesterly along said curve through a central angle of 13° 11' 02" an arc distance of 113.90 with a chord bearing of South 59° 53' 31" West and a chord distance of 113.65 feet to a P.K. nail with a washer stamped "Dunaway Assoc LP" set in asphalt for the point of tangency of said curve;

THENCE South 53° 18' 00" West a distance of 100.08 feet to a P.K. nail with a washer stamped "Dunaway Assoc LP" set in asphalt for corner;

THENCE South 36° 42' 00" East a distance of 46.52 feet to a P.K. nail with a washer stamped "Dunaway Assoc LP" set in asphalt for the point of curvature of a curve to the right having a radius of 535.00 feet;

THENCE Southeasterly along said curve through a central angle of 13° 08' 07" an arc distance of 122.65 feet with a chord bearing of South 30° 07' 56" East and a chord distance of 122.38 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the point of tangency of said curve;

THENCE South 23° 33' 53" East a distance of 431.25 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE South 53° 23' 28" West a distance of 327.51 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE South 36° 45' 44" East a distance of 230.29 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE South 53° 23' 28" West a distance of 222.10 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner in the westerly line of said R. Coke Mills tract;

THENCE South 89° 55' 38" West a distance of 34.63 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set in a non-tangent curve to the left having a radius of 141.00 feet;

THENCE Northwesterly along said curve through a central angle of 36° 58' 19" an arc distance of 90.98 feet with a chord bearing of North 18° 09' 59" West and a chord distance of 89.41 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the point of tangency of said curve;

THENCE North 36° 39' 08" West a distance of 119.81 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE South 53° 23' 28" West a distance of 482.31 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE South 26° 04' 37" East a distance of 263.11 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner in the northerly right-of-way line of Villa Maria Road (a 100 foot wide right-of-way) in a non-tangent curve to the left, the radius point of said curve being situated South 25° 05' 45" East a distance of 1,854.28 feet from said iron rod;

THENCE with the northerly right-of-way line of Villa Maria Road Southwesterly along said curve through a central angle of 01° 32' 42" an arc distance of 50.00 feet with a chord bearing of South 64° 07' 54" West and a chord distance of 50.00 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE departing the northerly right-of-way line of Villa Maria Road North 28° 04' 37" West a distance of 304.49 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE South 53° 25' 24" West a distance of 62.17 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE North 36° 39' 08" West a distance of 298.24 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE North 12° 39' 05" West a distance of 191.46 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE North 36° 39' 08" West a distance of 401.64 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner in the southeasterly line of Carriage Hills Subdivision Phase Two on addition to the City of Bryan according to the plat recorded in Volume 2936, Page 313, Plat Records of Brazos County, Texas;

THENCE with the southeasterly line of said Carriage Hills Subdivision North 53° 18' 27" East at a distance of 153.10 feet passing the common southerly corner of said Carriage Hills Subdivision Phase Two and the tract of land described in the deed to Southwest Premier Properties, LLC recorded in Volume 3192, Page 310, Deed Records of Brazos County, Texas, also being Lot 1, Block 1, Southwest Premier Addition, an addition to the City of Bryan according to the plat recorded in Volume 7246, Page 54, Plat Records of Brazos County, Texas, continuing with the southeasterly line of said Lot 1, Block 1, Southwest Premier Addition in all a total distance of 427.26 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE departing the southeasterly line of said Lot 1, Block 1, Southwest Premier Addition South 36° 39' 08" East a distance of 293.20 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

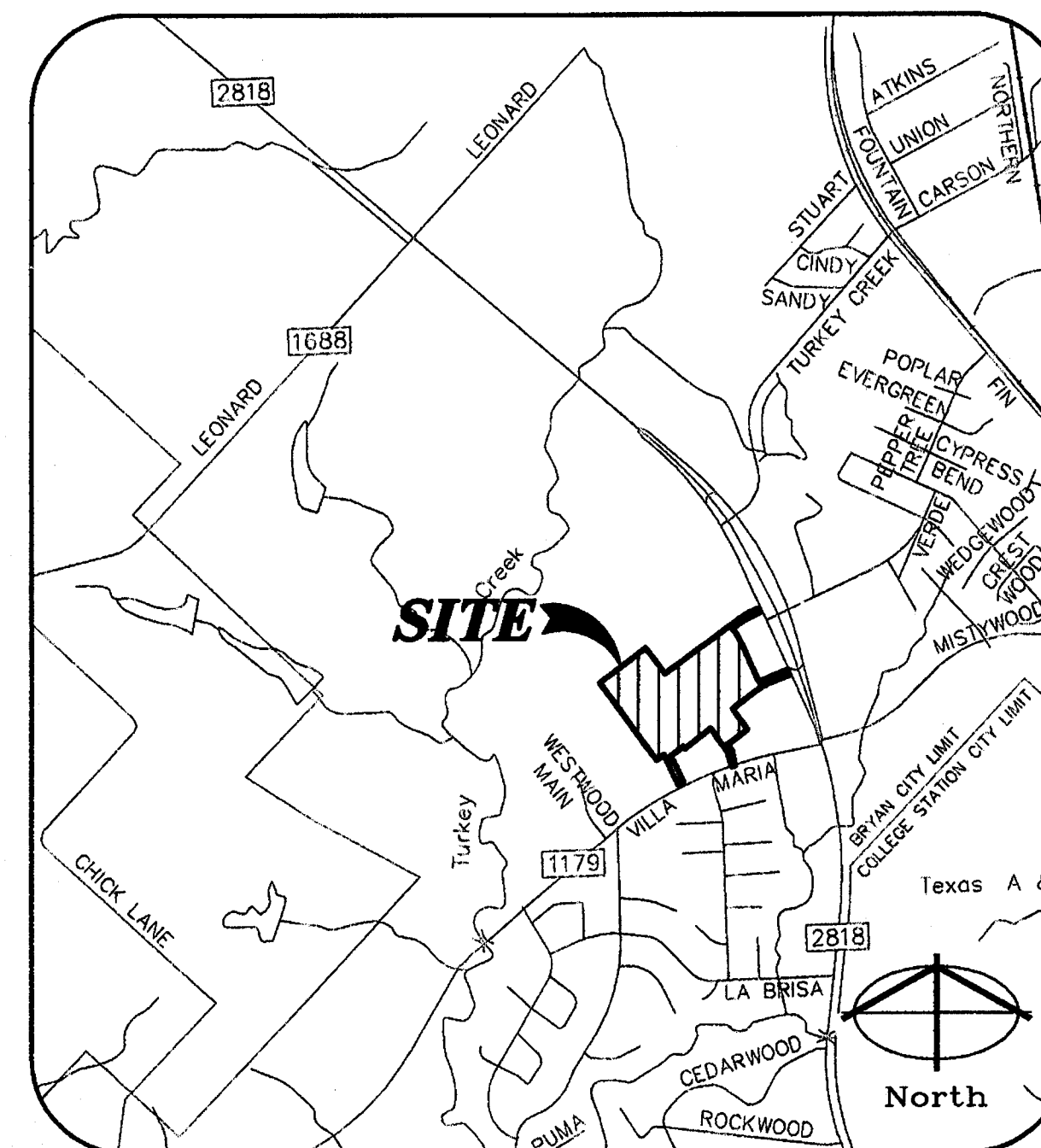
THENCE North 53° 18' 00" East a distance of 840.59 feet to a P.K. nail with a washer stamped "Dunaway Assoc LP" set in asphalt for the point of curvature of a curve to the right having a radius of 535.00 feet;

THENCE Northwesterly along said curve through a central angle of 13° 11' 02" an arc distance of 123.11 feet with a chord bearing of North 59° 53' 31" East and a chord distance of 122.83 feet to a P.K. nail with a washer stamped "Dunaway Assoc LP" set in asphalt for the point of tangency of said curve;

THENCE North 66° 29' 02" East a distance of 77.54 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner in the westerly right-of-way line of F. M. 2818;

THENCE with the westerly right-of-way line of F. M. 2818 South 25° 17' 02" East a distance of 40.00 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 21.616 acres (941,580 square feet) of land.



**SITE LOCATION MAP**  
N.T.S.

**ENGINEER:**

**DUNAWAY**

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121 • Fax: 817.335.7437  
(TX REG. F-1114)

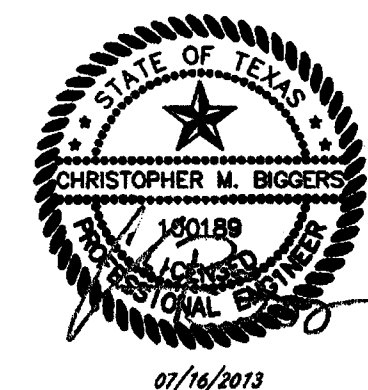
**DEVELOPER:**

**Walmart\***

2001 S.E. 10th STREET  
BENTONVILLE, ARKANSAS 72716-0550  
PH. (479) 273-4000

### SHEET INDEX

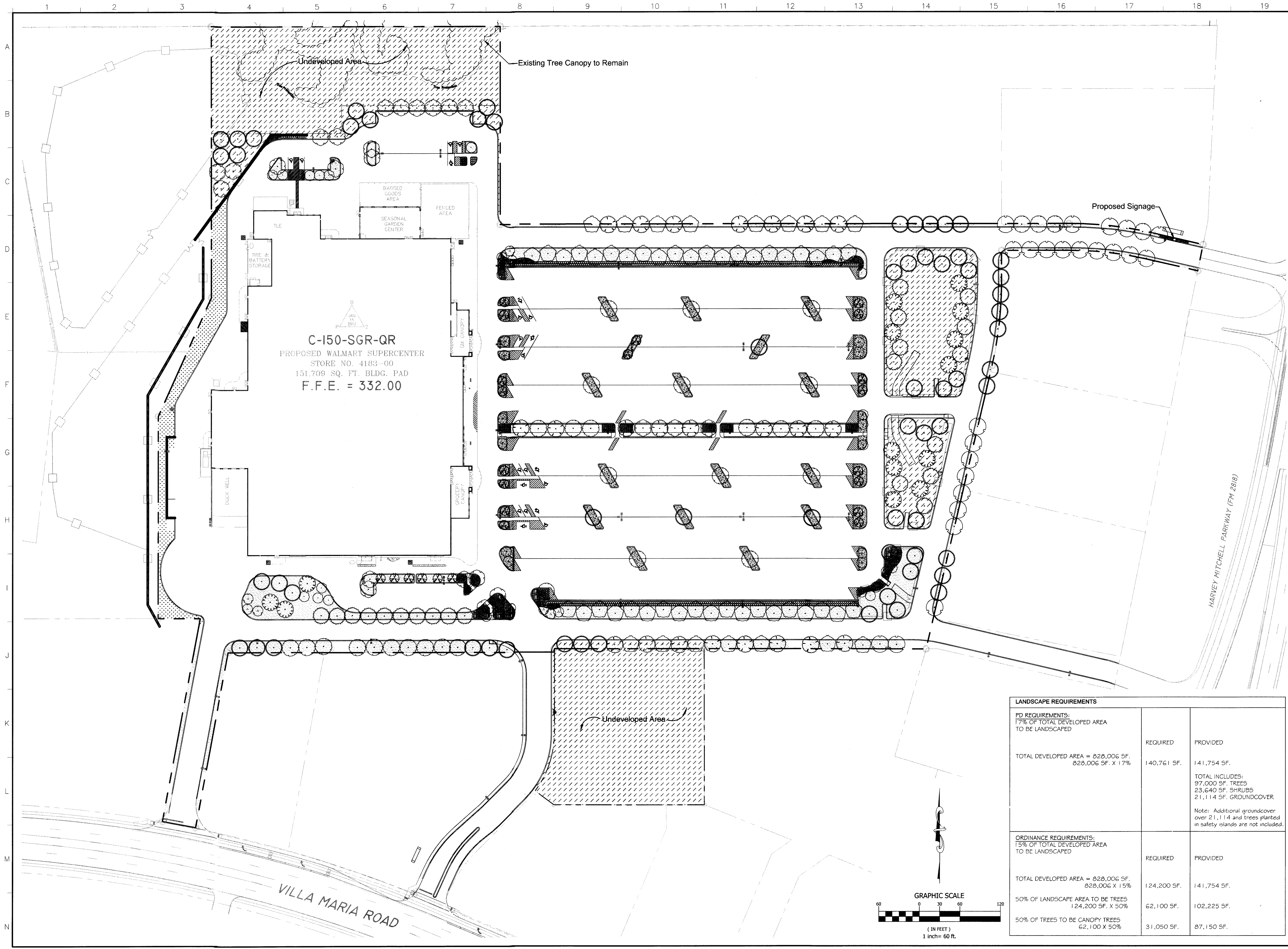
1	COVER SHEET	
2	SITE PLAN	
3	GRADING PLAN	(APPROVED)
4	DRAINAGE PLAN	(APPROVED)
5a	UTILITY PLAN	(APPROVED)
5b	DEVELOPMENT UTILITY SERVICE LAYOUT	(APPROVED)
5c	SANITARY SEWER LINE 'A' PROFILE	(APPROVED)
5d	SANITARY SEWER LINE 'B' PROFILE	(APPROVED)
5e	WATER LINE 'A' PROFILE	(APPROVED)
5f	WATER LINE 'A' PROFILE	(APPROVED)
6	LANDSCAPE PLAN	
7	LANDSCAPE NOTES AND DETAILS	











LANDSCAPE REQUIREMENTS		
PD REQUIREMENTS: 17% OF TOTAL DEVELOPED AREA TO BE LANDSCAPED	REQUIRED	PROVIDED
TOTAL DEVELOPED AREA = 828,006 SF. 828,006 SF. X 17%	140,761 SF.	141,754 SF.  TOTAL INCLUDES: 97,000 SF. TREES 23,640 SF. SHRUBS 21,114 SF. GROUNDCOVER  Note: Additional groundcover over 21,114 and trees planted in safety islands are not included.
ORDINANCE REQUIREMENTS: 15% OF TOTAL DEVELOPED AREA TO BE LANDSCAPED	REQUIRED	PROVIDED
TOTAL DEVELOPED AREA = 828,006 SF. 828,006 X 15%	124,200 SF.	141,754 SF.
50% OF LANDSCAPE AREA TO BE TREES 124,200 SF. X 50%	62,100 SF.	102,225 SF.
50% OF TREES TO BE CANOPY TREES 62,100 X 50%	31,050 SF.	87,150 SF.

REVISION DESCRIPTION	
No.	DATE
Overall Landscape Plan	
Supercenter No. 4183-00 643 N. Harvey Mitchell Pkwy Bryan, Texas	
DUNAWAY 550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107 Tel: 817.337.3337 Fax: 817.337.4637	
Walmart 2-19-13	
REGISTERED LANDSCAPE ARCHITECT ADAM BREWSTER STATE OF TEXAS 2297	
JOB No.	B000330
DRAWN BY:	JMT
DESIGNED BY:	AGB
CHECKED BY:	AGB
QUALITY CONTROL:	DLC
DATE:	July 16, 2013
SCALE:	1" = 60'
SHEET:	7 OF 6



